118.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	618,500 / 618,500
					USE VALUE:	618,500 / 618,500
					ASSESSED:	618,500 / 618,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
319		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WACHENHEIM WONG DEBORAH
Owner 2:	WONG LEROY
Owner 3:	
Street 1:	319 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY VERNA &FUCILE JOHN -
Owner 2:	TRUSTEES/FUCILE REALTY TR -
Street 1:	319 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,443 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1464 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7443.000	168,200		450,300	618,500
Total Card	0.171	168,200		450,300	618,500
Total Parcel	0.171	168,200		450,300	618,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.47 | /Parcel: 422.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76633
GIS Ref	
GIS Ref	
Insp Date	09/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	168,300	0	7,443.	450,300	618,600	618,600	Year End Roll	12/18/2019
2019	101	FV	153,900	0	7,443.	456,700	610,600	610,600	Year End Roll	1/3/2019
2018	101	FV	154,000	0	7,443.	340,900	494,900	494,900	Year End Roll	12/20/2017
2017	101	FV	154,000	0	7,443.	308,800	462,800	462,800	Year End Roll	1/3/2017
2016	101	FV	154,000	0	7,443.	295,900	449,900	449,900	Year End	1/4/2016
2015	101	FV	153,200	0	7,443.	250,900	404,100	404,100	Year End Roll	12/11/2014
2014	101	FV	153,200	0	7,443.	238,000	391,200	391,200	Year End Roll	12/16/2013
2013	101	FV	153,200	0	7,443.	226,400	379,600	379,600		12/13/2012

!9219!

PRINT

Date	Time
12/10/20	23:43:25

LAST REV

Date	Time
09/12/18	14:15:17
apro	
9219	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY VERNA	49981-349		8/22/2007		364,500	No	No		
FUCILE LILLIAN	22441-233		9/29/1992			No	No		A

USER DEFINED

Prior Id # 1:	76633
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2008	1408	New Wind	7,100					
11/9/2007	1039	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/12/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
2/15/2000	Meas/Inspect	270	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7443		Sq. Ft.	Site		0	70.	0.86	5									450,304						450,300	

Total AC/HA: 0.17087 | Total SF/SM: 7443 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 450,304 | Spl Credit | Total: 450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98802006
Adj $ / SQ:	126.714
Other Features:	66750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	243821
Depreciation:	75584
Depreciated Total:	168236

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

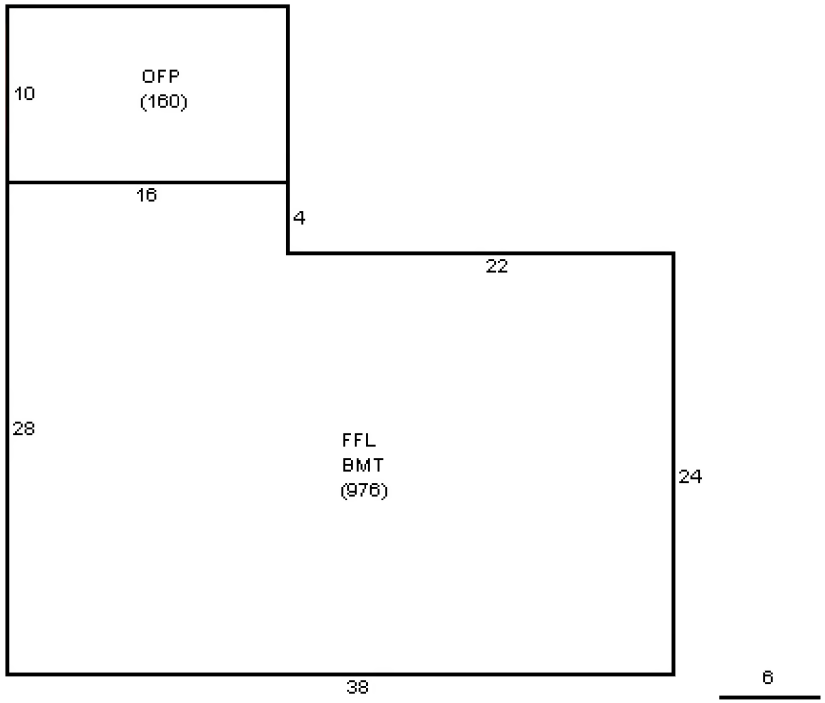
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	126.71
Special Features:	0	Val/Su Net:	79.64
Final Total:	168200	Val/Su SzAd	172.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	976	50.370	49,160
FFL	First Floor	976	126.710	123,672
OFP	Open Porch	160	26.490	4,239

Net Sketched Area:	2,112	Total:	177,071
Size Ad	976	Gross Are	2112	FinArea	1464
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

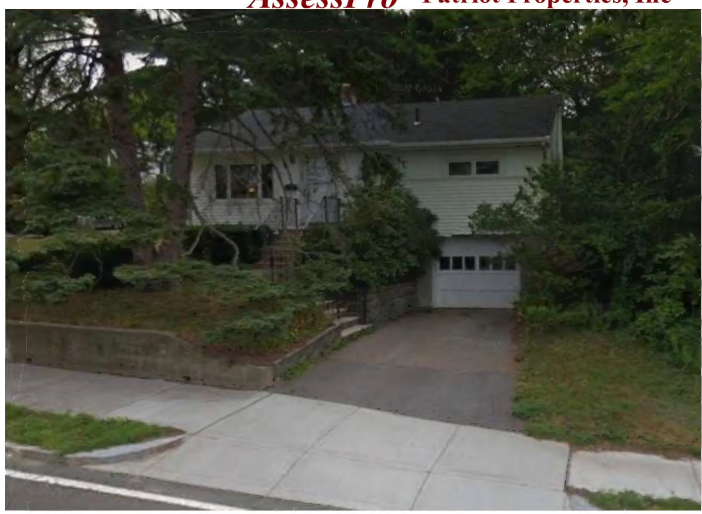
SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc